



2015-008392  
Klamath County, Oregon  
07/28/2015 01:23:11 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kate Nixon  
1926 Academy Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Kate Nixon  
1926 Academy Avenue  
Klamath Falls, OR 97601  
File No. 51574AM

### STATUTORY WARRANTY DEED

**Oregon Housing and Community Services Department, State of Oregon,**

Grantor(s), hereby convey and warrant to

**Kate Nixon ,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**The Northeasterly 40 feet of Lots 1 and 9 in Block 73 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:**

**Beginning at the Northeasterly corner of said Lot 1 in said Block 73, and running thence Northwesterly along the Southwesterly line of Lot 2, a distance of 120 feet to the most Northerly corner of Lot 9 of said Block; thence Southwesterly along the line between Lots 8 and 9 of said Block a distance of 40 feet; thence Southeasterly parallel with the Southwesterly line of said Lot 2, a distance of 120 feet to the Northwesterly line of Academy Street; thence in a Northeasterly direction a distance of 40 feet along the Southeasterly line of said Lot 1, to the point of beginning, comprising a tract of land fronting 40 feet on Academy Street and running back a depth of 120 feet.**

The true and actual consideration for this conveyance is \$81,500.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2015-2016 Real Property Taxes, a lien not yet due and payable.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 27th day of July, 2015.

Robert Larson  
Oregon Housing & Community Services Department, State of Oregon

By: Robert Larson

As: Debt Manager

State of Oregon } ss  
County of ~~Klamath~~  
Marion

On this 27th day of July, 2015, before me, Kathleen Mayumi Connor a Notary Public in and for said state, personally appeared Robert Larson as Debt Manager for Oregon Housing and Community Services Department, State of Oregon, known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within Instrument and acknowledged to me that he/~~she~~/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kathleen Connor  
Notary Public for the State of Oregon  
Residing at: Dallas  
Commission Expires: August 14, 2015

